



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-075050-25

In the matter of: 3, 222 PELLATT AVE
NORTH YORK ON M9N2P6

Between: Big Rock Limited Landlord

And

Mathew Hirsh Tenant

Big Rock Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Mathew Hirsh (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises.
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

This application was heard by videoconference on January 22, 2026. by video conference. Before the start of the hearing the Landlord's Representative, Bryan Rubin, and the Tenant, Matthew Hirsh, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. The Tenant can move before the termination date of March 31, 2026. As long as 72-hour notice is provided to the Landlord.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.

2. The Tenant shall not conduct themselves in the manner which lead to the N5 and N7 notice being served.
3. The Tenant shall not willfully or negligently cause damage to the residential complex or unit.
4. The Tenant shall not get into any altercation with any guests, occupants and or residents of the residential complex.
5. The Tenant shall ensure that the rental unit is maintained in a broom swept condition until the termination date.
6. The Landlord shall waive \$3,000.00 in property damages claimed in the L2 application, as long as the Tenant vacates by the termination date, otherwise it becomes owing.
7. If the Tenant does not vacate the unit on or before March 31, 2026, the Tenant is no longer entitled to the remaining compensation.
8. If the Tenant fails to comply with the conditions set out in paragraph 2, 3, 4, 5, 6 and 7 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
9. The Landlord shall compensate the Tenant a total of three months' rent. One months' rent shall be compensated on or before February 1, 2026.
10. The Landlord will provide the remaining two months' legal rent, when the Tenant provides vacant possession and keys to the Landlord.
11. The Landlord collected a rent deposit from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy for the period from March 1, 2026, to March 31, 2026.
12. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
13. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 1, 2026.

February 11, 2026
Date Issued

Sumathi Dhanapal
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on October 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.